

FOR SALE | FOR LEASE

**ARLUN FLOOR BUILDING**

48,000 SF Industrial Warehouse Building  
6250 Corporate Drive, Colorado Springs, CO 80919

NAI Highland, LLC is pleased to present the Arlun Floor Building. First time offered, this irreplaceable property is strategically located along I-25 in north Colorado Springs, CO. The 48,000 SF building sits on 3.7 acres and offers a combination of office, showroom, and warehouse distribution features allowing for a variety of uses.

Click Drone for  
Video Tour



**NAI Highland**

# ARLUN FLOOR BUILDING

48,000 SF Industrial Warehouse Building  
6250 Corporate Drive, Colorado Springs, CO 80919

## Features & Benefits

Total Square Footage:	± 48,000
Available Square Footage:	± 48,000
Site:	± 3.7 Acres
Zoning:	PIP-1
Signage:	On-Building
I-25 Access:	Exit 148 Corporate Dr towards Nevada Ave/Rockrimmon Blvd   Woodmen Rd
Site Access:	Corporate Drive
Construction:	Pre-Cast Concrete
NNN Expenses:	Contact Broker
Asking Lease Rate:	<b>\$11.50 PSF, NNN</b>
Asking Sale Price:	<b>\$7,635,000.00</b>

Clear Height:	± 18 Feet
Lighting:	LED
Electric:	TBD
Sprinkler System:	Ordinary Hazard
Parking:	4.33/1,000 SF   100 Spaces
Dock-High Doors:	(2) 10'x10'
Drive-In Doors:	(5) 10'x12'

Scan to View  
Listing on  
Our Website



SCAN ME

**NAI Highland**

NAI Highland, LLC  
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[www.highlandcommercial.com](http://www.highlandcommercial.com)

08/11/2023



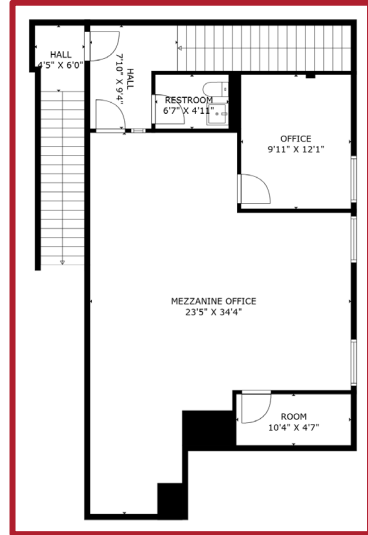
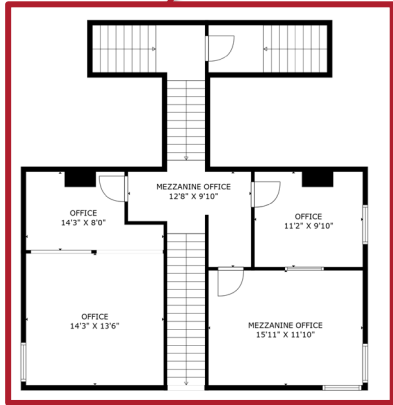
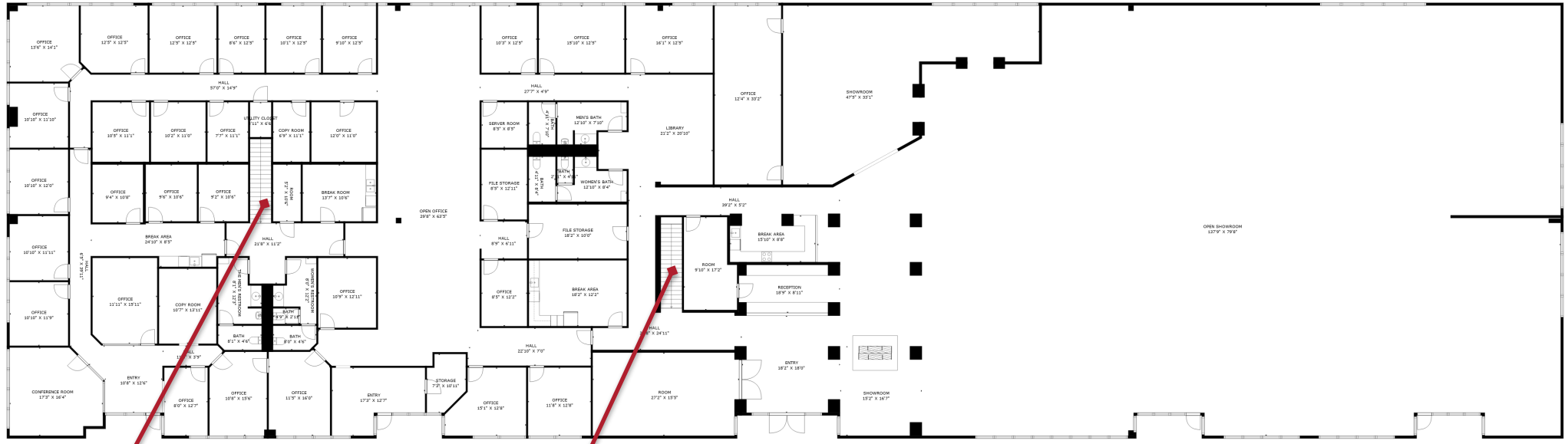
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# UPPER LEVEL FLOOR PLAN

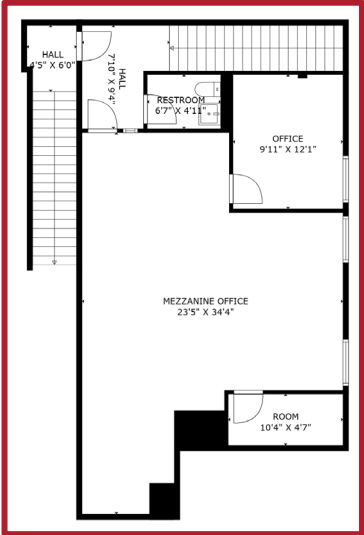
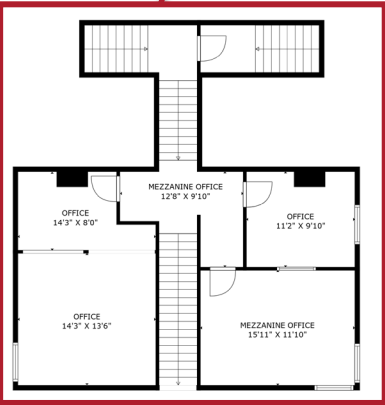
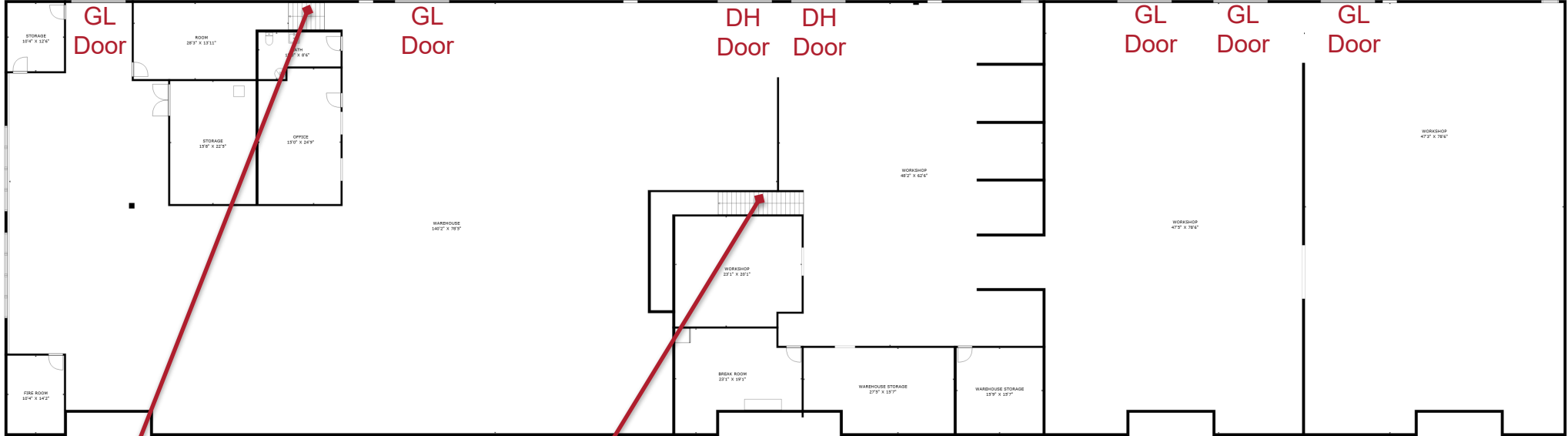
Main Floor  
Office | Showroom



## Mezzanine | Office

# LOWER LEVEL FLOOR PLAN

Warehouse



## Mezzanine | Office



3 minutes  
TO I-25

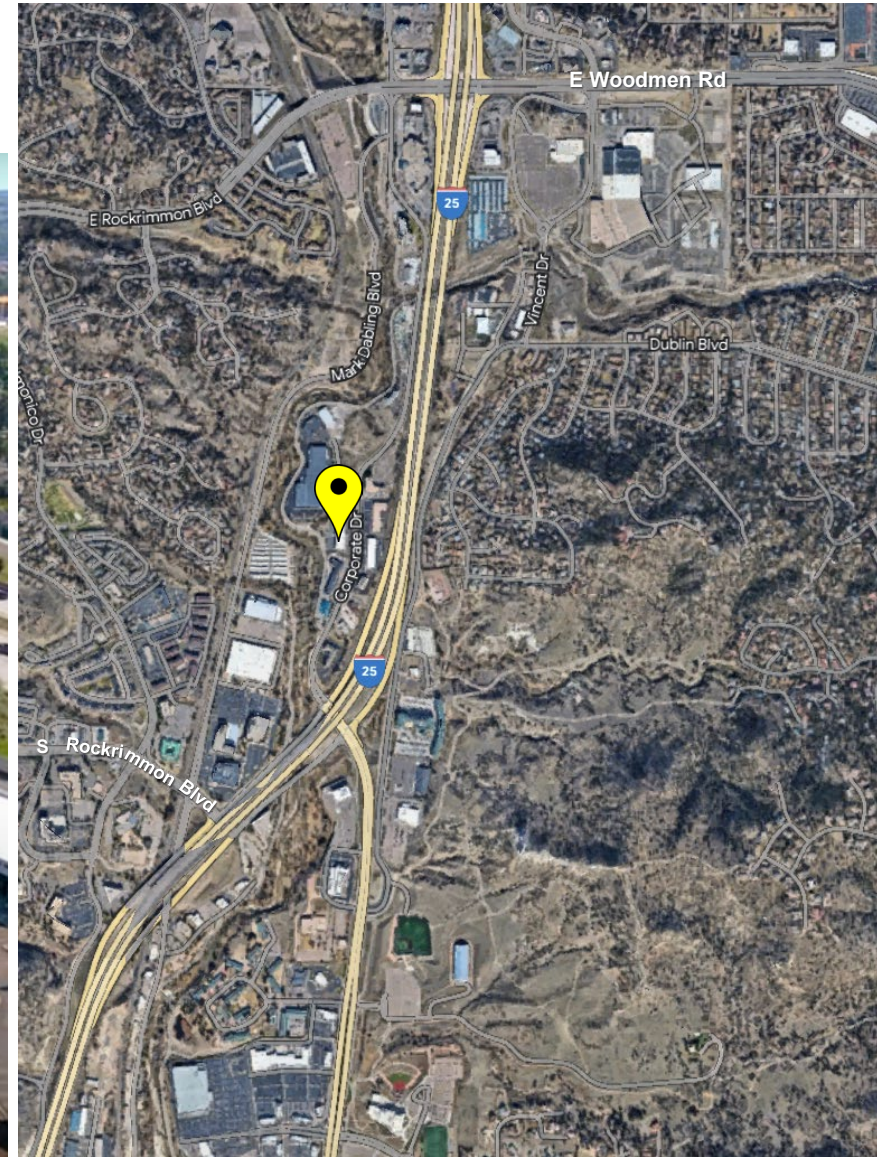


25 minutes  
COS Airport

80 minutes  
DIA



12 minutes  
DOWNTOWN COS



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